## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

108/28 Tanner Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$620,000		&		\$680,000			
Median sale p	rice							
Median price	\$653,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/10/2023	to	31/12/2023		So	ource	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	42/4 Tullo PI RICHMOND 3121	\$682,000	19/08/2023
2	102/8 Balmain St CREMORNE 3121	\$670,000	20/01/2024
3	105/183 Bridge Rd RICHMOND 3121	\$600,000	29/08/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

08/02/2024 16:56









Rooms: 3 Property Type: Apartment Agent Comments Daniel Atsis 03 9967 8899 0408 556 927 daniel.atsis@belleproperty.com

Indicative Selling Price \$620,000 - \$680,000 Median Unit Price December quarter 2023: \$653,000

# **Comparable Properties**



42/4 Tulio PI RICHMOND 3121 (REI/VG)



Price: \$682,000 Method: Auction Sale Date: 19/08/2023 Property Type: Apartment Agent Comments

Agent Comments



**1** 2 **1 1** 

102/8 Balmain St CREMORNE 3121 (REI)

Price: \$670,000 Method: Private Sale Date: 20/01/2024 Property Type: Apartment



105/183 Bridge Rd RICHMOND 3121 (REI/VG) Agent Comments



Price: \$600,000 Method: Private Sale Date: 29/08/2023 Property Type: Apartment

### Account - Belle Property Richmond | P: 03 9967 8899



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